



## ASSOCIATION NEWSLETTER

January 7, 2015

### **2015 BUDGET ENCLOSED; MONTHLY FEES REDUCED BY \$10**

Enclosed is your copy of the 2015 Budget with "actual" year-end figures. As you can see, the Budget calls for a reduction in the monthly fees by \$10. In other words, EFFECTIVE JANUARY 1, 2015, the monthly fees are now:

**\$370.00**

If you are on the auto pay, your account has been adjusted automatically. If you would like to sign up for this free service, please call the number below.

### **ANNUAL MEETING PLANNED JANUARY 8, 2015 (6PM)**

The Annual Membership Meeting is scheduled for **Thursday, January 8, 2015, at 6PM**, at the Goleta Valley Community Center (5679 Hollister Ave). All owners have been sent the formal notice/proxy a few times. Please plan to attend. If you have not done so, please sign & return the proxy. At the Meeting, there will be an election for 2 positions – two year term - (currently occupied by Cathy Leyva & Joe Mora). If you have already returned your proxy, thank you and please ignore this reminder.

### **CHRISTMAS GIFT GIVEN TO JOSE, THE GARDENER**

Thank you very much for your generosity to Jose Soto, our gardener. When added together, Jose received about 25+ checks from various owners and residents. He is very grateful for your generosity.

### **ASSOC. WELCOMES NEW MEMBERS**

The Association would like to welcome its latest members: Mr. & Mrs. D. Wilson.

### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations must have the Board's pre-approval. Otherwise, the Board will ask you to restore the common area at your own cost or have it done and pass all related costs on to you. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

### **MAINTENANCE CONCERNS? CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO  
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

**NEW INFORMATION NEEDED**

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;  
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **Thursday, January 8, 2015**, at 6PMish, at the Goleta Valley Community Center, right after the Annual Meeting. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

**HAPPY NEW YEAR!!!**

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